

**WAUKESHA COUNTY  
MINUTES OF THE PARK AND PLANNING COMMISSION  
ADMINISTRATION CENTER, ROOM AC 255/259  
THURSDAY, NOVEMBER 6, 2008, 1:00 P.M.**

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**CALL TO ORDER**

Pat Haukohl, Chairperson, called the meeting to order at 1:00 p.m.

Commission

Members Present:	Pat Haukohl	Gary Goodchild	Bob Peregrine
	Walter Kolb	Bonnie Morris	Bill Mitchell

Commission

Members Absent: Jim Siepmann

Staff

Members Present: Dale Shaver, Director, Department of Parks and Land Use  
Richard L. Mace, Planning and Zoning Division Manager  
Kathy Brady, Secretary Supervisor

Guests Present:	Brady Leskinen	Frank Dobbs	Owen Nason	Steve Homa
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**CORRESPONDENCE:** None.

**MEETING APPROVAL:** None.

**MINUTES:**

- *Mr. Peregrine moved, seconded by Mrs. Morris, and carried unanimously for approval of the September 18, 2008, Minutes, as corrected.*
- *Mrs. Morris moved, seconded by Mr. Peregrine, and carried unanimously for approval of the October 1, 2008, Minutes.*

**PUBLIC COMMENT**

Chairperson Haukohl asked if anyone from the audience wished to address the Commission? There being none, she moved to the next item on the agenda.

**SCHEDULED MATTER**

- **1:05 p.m. Overview of the Ultimate Land Use Study Tour III by Bob Peregrine**

Mr. Peregrine presented an overview of the Ultimate Land Use Study Tour III that took place October 15 through 20, 2008. The tour began in Maryland, progressed through New Jersey and ended in Pennsylvania and centered on farmland preservation and the transfer of development rights. He presented various handouts to the Commission. The Commission thanked Mr. Peregrine for the informative presentation.

- **1:30 p.m. Authorization of the Park and Planning Commission to set the public informational meeting and public hearing date for the Comprehensive Development Plan on December 11, 2008, at 7:00 p.m., pursuant to Statutes**

Mr. Mace explained that the proposed formal Public Hearing would take place at the Waukesha County Exposition Center on December 11, 2008, at 7:00 p.m. From 5:00 p.m. to 6:45 p.m., preceding the Public Hearing, an Open House Session would take place with various detailed maps on display and information

tables set up for each of the elements of the plan with Staff available to assist the public and answer questions. He added that the Park and Planning Commission is the agency responsible for the preparation of the plan and for recommending it to the County Board.

Mr. Kolb mentioned that the Town of Waukesha has a few issues with the mapping of their Town. He asked when they would be able to request changes? Mr. Mace replied, "At the Public Hearing." Chairperson Haukohl asked if requests for changes could be presented when the Commission reviews the Chapters and votes on the plan? Mr. Mace responded, "No". He explained the Staff would prefer any requests for changes be presented at the public hearing or during the following comment period. For any major changes, the Development Plan Advisory Committee may have to reconvene and approve those changes. Minor changes could be dealt with at the Staff level. He added, that it is not appropriate to discuss issues outside of the Public Hearing process or comment period. If the issues are not presented at the public hearing or during the comment period, the Park and Planning Commission should not be making changes at a later date, which may not address those comments. Chairperson Haukohl and Mr. Kolb disagreed and said it is the Commission's role to vote on the plan. Mr. Mace further explained, if there are issues they should be brought up at the public hearing or during the comment period. Mr. Kolb said he wanted to make sure that there would be an opportunity for amendments to be made to the plan by the Park and Planning Commission. Chairperson Haukohl clarified that any amendments should initially be brought up at the public hearing. Mr. Mitchell explained that the Staff should study and give a recommendation regarding any amendments. Mr. Mace added that there may have to be a second public hearing if different issues are brought up that were not presented at the public hearing or during the comment period. He also mentioned the normal annual cycle for amendments to the Waukesha County Development Plan will not occur this year.

***Mr. Mitchell moved, seconded by Mr. Peregrine, and carried unanimously to approve the public informational meeting and public hearing for the Comprehensive Development Plan to be held on December 11, 2008, at 7:00 p.m. at the Waukesha County Exposition Center.***

• **CU-832E (AT & T- James and Tanya Maney) Town of Vernon, Section 25**

Mr. Mace presented the "Staff Report and Recommendation" dated November 6, 2008, and made a part of these Minutes. He pointed out the location of the property, directly east of W224 S10030 Big Bend Road in the Town of Vernon on the aerial photograph and stated the petitioner is requesting Conditional Use approval to replace antennae, associated wiring and add cabinets to the existing wireless communications tower facility on the property and to transfer ownership of the facility.

Chairperson Haukohl expressed concern that there was not a condition included which dealt with removal of the equipment if the use ceases. Mr. Mace said it should be covered in Condition No. 1, which refers to the original CU-832B and its conditions and pointed out that he would verify the fact after the meeting. Mr. Mitchell pointed out that although he did not object to the request, the original Conditional Use was permitted to co-locate antennae at an elevation of 150', however, the antennae were installed at 190'. He added, as a policy the Staff should not be lax when petitioners do not follow the permitted conditions. Mr. Mace pointed out that this Conditional Use revises the original request.

Mr. Dobbs, representing AT & T said essentially, all that was being done was to switch out the radios on an existing site and add a cabinet. Mr. Mitchell asked if the Staff could provide him with the basic lease language for cell towers. Mr. Mace replied, "Yes".

*After discussion, Mr. Peregrine moved, seconded by Mr. Kolb, and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.*

- **PO-08-VNT-12 (AT & T - James & Tanya Maney) Town of Vernon, Section 25**

Mr. Mace presented the “Staff Report and Recommendation” dated November 6, 2008, and made a part of these Minutes. He indicated the matter is related to the previous Conditional Use request CU-832E, above.

*After a brief discussion, Mr. Peregrine moved, seconded by Mr. Goodchild, and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.*

- **CU-1187B (AT&T - James & Barbara Sanfelippo) Town of Vernon, Section 11**

Mr. Mace presented the “Staff Report and Recommendation” dated November 6, 2008, and made a part of these Minutes. He pointed out the location of the property, at W236 S7575 High Point Court in the Town of Vernon on the aerial photograph and stated the petitioner is requesting Conditional Use approval to replace antennae, associated wiring and add cabinets to the existing wireless communications facility located on an existing WEPCO utility tower and to transfer ownership of the facility.

Chairperson Haukohl expressed the same concerns as noted in CU-832E and asked Mr. Mace to verify the original Condition Use conditions.

*After discussion, Mrs. Morris moved, seconded by Mr. Peregrine, and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.*

- **PO-08-VNT-13 (AT & T - James & Barbara Sanfelippo) Town of Vernon, Section 11**

Mr. Mace presented the “Staff Report and Recommendation” dated November 6, 2008, and made a part of these Minutes. He indicated the matter is related to the previous Conditional Use request CU-1187B, above.

*After a brief discussion, Mrs. Morris moved, seconded by Mr. Kolb, and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.*

- **CU-1496 (Brad and Theresa Leskinen) Town of Vernon, Section 8**

Mr. Mace presented the “Staff Report and Recommendation” dated November 6, 2008, and made a part of these Minutes. He pointed out the location of the property at W263 S7250 Green Mountain Drive in the Town of Vernon on the aerial photograph and stated the petitioner is requesting Conditional Use approval for the addition of an in-law suite to the existing residence.

Mrs. Morris asked if there was an error in the “Staff Report and Recommendation” regarding the size of the attached garage listed at 1,035 sq. ft.? Mr. Leskinen replied, “Yes”, the garage is approximately 440 sq. ft. in size. Mr. Mace noted the “Staff Report and Recommendation” would be revised to reflect the correct size of the garage. The petitioners are requesting to construct a 595 sq. ft. addition to the attached garage for an in-law suite for the petitioner’s mother. Chairperson Haukohl asked if the Conditional Use is transferable, to which Mr. Mace replied, that Town and County approval would be necessary.

*After discussion, Mr. Peregrine moved, seconded by Mr. Kolb, and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.*

• **PO-08-VNT-14 (Brad and Theresa Leskinen) Town of Vernon, Section 8**

Mr. Mace presented the “Staff Report and Recommendation” dated November 6, 2008, and made a part of these Minutes. He indicated the matter is related to the previous Conditional Use request CU-1496, above.

*After a brief discussion, Mr. Peregrine moved, seconded by Mr. Goodchild, and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.*

**ADJOURNMENT**

*With no further business to come before the Commission, Mr. Goodchild moved, seconded by Mr. Mitchell to adjourn at 2:25 p.m.*

Respectfully submitted,

Bonnie Morris  
Secretary

BM:kab